

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, April 1, 2010 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Appeal

- V-10-020** Appeal of **KH Outdoor and E. Adam Webb**. of a decision of an administrative officer of the Bureau of Code Enforcement for the issuance of two citations. The property is located **384 Peachtree Street, N.E.**, fronting 97 feet on the west side of Peachtree Street and beginning approximately 56.5 feet north of the northwest intersection of Peachtree Street and Ralph McGill Boulevard. Zoned SPI-1/SA-1 (Residential) District. Land Lot 50 of the 14th District, Fulton County, Georgia.
Owner: 384 Peachtree, LLC.
Council District 2, NPU-M

New Cases

- V-10-022** Application of **Donna Southwick** for a variance from zoning regulations to reduce the south side yard setback from 7 feet (required) to 4 feet to make an addition to a single family residence. Property is located at **1081 Lanier Boulevard, N.E.**, fronting 65 feet on the east side of Lanier Boulevard and beginning approximately 325 feet north of the northeast intersection of Lanier Boulevard and Los Angeles Avenue. Zoned R-4 (Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Roy Bendick
Council District 6, NPU-F
- V-10-019** Application of **Christopher Caragher** for a variance from zoning regulations to reduce the rear yard setback from 25 feet (required) to 0 feet (as per special yards 16-28.007(5) (f) to allow for the construction of a radio tower (pending approval of U-10-004). Property is located at **1955 Monroe Drive, N.E.**, fronting 37.6 feet on the east side of Monroe Drive and beginning approximately 764.7 feet north of the northeast intersection of Monroe Drive and Wimbledon Road. Zoned O-I (to be used for commercial purposes). Land Lot 57 of the 17th District, Fulton County, Georgia.
Owner: The American Red Cross
Council District 6, NPU-F
- V-10-025** Application of **Michael Holloway** for a variance from zoning regulations to: (1) reduce the side yard setback from 7 feet (required) to 2.7 feet; (2) reduce the rear yard setback from 15 feet to 10 feet and; (3) allow for a detached accessory structure to exceed 30% of the main structure. Property is located at **1915 Greystone Road, N.W.**, fronting 70 feet on the south side of Greystone Road and beginning approximately 81 feet northeast of the northeast intersection of Greystone Road and Meredith Drive. Zoned R-4/BeltLine Overlay (Residential) District. Land Lot 146 of the 17th District, Fulton County, Georgia.
Owner: Jeff and Candace Bell
Council District 8, NPU-C

Deferred Cases

- V-09-139** Application of **Jason Zapata** for a special exception from zoning regulations to allow a parking bay in the required front yard setback where otherwise prohibited. The applicant also seeks a variance to increase the maximum lot coverage from 50% to 62% to allow for a parking bay. Property is located at **981 North Avenue, N.E.**, fronting 55 feet on the

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south side of North Avenue and beginning approximately 215 feet west of the southwest intersection of North Avenue and Ralph McGill Boulevard. Zoned R-4 (Residential) District. Land Lot 15 of the 14th District, Fulton County, Georgia.

Owner: Travis Riney
Council District 2, NPU-N

- V-09-212** Application of **Vanessa Alewine** for a variance to: (1) reduce the front yard setback from 35 ft (required) to 25.4 ft.; (2) reduce the west side yard setback from 7 ft. (required) to 3.6 ft. to allow for a second story addition to an existing single family house. Property is located at **1423 McLendon Avenue, N.E.** fronting 50 feet on the south side of McLendon Avenue and beginning approximately 192.6 feet south of the southeast intersection of McLendon Avenue and Candler Park Drive. Zoned R-4 (Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.

Owner: Dr. John Cheng
Council District 6, NPU-N

- V-09-223** Application of **Nancy B. Cooley** for special exception to allow for an addition to an existing non-conforming duplex. Property is located at **636 Cresthill Avenue, N.E.** fronting 53 feet on the north of Cresthill Avenue and beginning approximately 155 feet east of the southeast intersection of Cresthill Avenue and Monroe Drive. Zoned R-4 (Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.

Owner: Nancy B. Cooley
Council District 5, NPU-F

- V-09-173** Application of **Bob Hoffman** for a variance to reduce the transitional use distance from 100 ft (required) to zero feet and reduce the transitional side yard from 20 ft. (required) to zero feet. The applicant also seeks a special exception to reduce the off street parking requirement from 21 spaces (required) to 18 spaces to allow for a new convenience store/service station. Property is located at **170 and 184 McDonough Boulevard and 1323 Lakewood Avenue, S.E.,** fronting 176 feet on the north side of McDonough Boulevard and beginning at the northwest intersection of McDonough Boulevard and Lakewood Avenue. Zoned C-1 (Community Business)/BeltLine Overlay. Land Lot 156 of the 14th District, Fulton County, Georgia.

Owner: Prithui Inc.
Council District 1, NPU-Y

- V-10-001** Application of **Greg Lorenzetti** for a special exception to reduce required on site parking from 141 to 78 spaces (pending lot consolidation) and to allow 61 parking spaces off site (pending lot consolidation) to allow for a retail/warehouse and eating and drinking establishment. Property is located at **2135 Piedmont Road, N.E.,** fronting 175 feet on the east side of Piedmont Road and beginning approximately 275 feet south of the southeast intersection of Piedmont Road and Lakeshore Drive. Zoned I-1 District (to be used for commercial purpose). Land Lot 49 of the 17th District, Fulton County, Georgia.

Owner: Eric Nathan/ Blakley Partners, LLC.
Council District 7, NPU-F

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- V-10-014** Application of **Tony Tripoli** for a variance to reduce the west side yard setback from 15 ft to 9.5 feet and reduce the transitional side yard setback from 20 feet to 9.5 feet for dormer additions and an attic finish for an office building. Property is located at **920 Ponce de Leon Avenue, N.E.**, fronting 50 feet on the north side of Ponce de Leon Avenue and 400 feet east of the northeast intersection of Ponce de Leon Avenue and Barnett Street. Zoned O-I-C (to be used for office purposes) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
- Owner: Nick Beaulie**
Council District 6, NPU-F